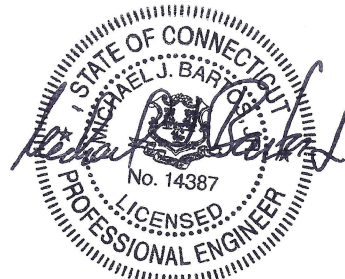


*EXCLUDES 55,730 SF OF PROPOSED OPEN SPACE AREA

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1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 270 SAUGATUCK AVENUE TAKEN FROM ZONING MAP OF PROPERTY PREPARED BY DENNIS A. DEILUS LAND SURVEYORS DATED SEPTEMBER 14, 2016.
2. EXISTING SEPTIC SYSTEM ON LOT 1 TO BE MAINTAINED. NEW SANITARY SEWER LATERAL IS SHOWN TO DEMONSTRATE RESERVE FOR EXISTING SEPTIC.



C-1

LANDTECH

Civil Engineering Site Planning
Environmental Science Consulting
Structural Engineering Land Surveying
Permit Coordinating & Management
Construction Management & Financing

518 Riverside Avenue • Westport, Connecticut 06880 • 203-454-2110 • info@landtechconsult.com

PROJECT No. 15124-01	
SCALE 1" = 30'	DATE 10/12/2016
DRAWN BY: CL	CHECKED BY: MJB

C-1

SEDIMENTATION AND EROSION CONTROL PLAN

(NOTE: HEADING NUMBERS CORRESPOND TO SECTION "1" NARRATIVE" OF THE EROSION AND SEDIMENTATION CONTROL PLAN CHECKLIST THAT APPEARS ON PAGE 3-12 OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.)

1.1 PROJECT DESCRIPTION

THE PROJECT INCLUDES THE CONSTRUCTION OF SURFACE PARKING FOR AN EXISTING OFFICE BUILDING, THREE RESIDENTIAL BUILDINGS, DRIVEWAYS, AND OPEN SPACE. THE STORMWATER MANAGEMENT SYSTEM INCLUDES CATCH BASINS, PIPES, MANHOLES, RAIN GARDENS, AND UNDERGROUND INFILTRATION.

1.2 SITE DISTURBANCE

THE SITE IS COMPOSED OF 4.002 ACRES AND NEARLY ALL AREAS HAVE BEEN DISTURBED. THE SITE CURRENTLY SUPPORTS BUILDINGS AND PAVEMENT COVERING NEARLY THE ENTIRE SITE. COMPLETION OF THE PROJECT WILL RESTORE AND STABILIZE THE ENTIRE SITE.

1.3 SITE SPECIFIC EROSION AND SEDIMENTATION ISSUES

SPECIFIC SOIL EROSION AND SEDIMENTATION ISSUES RELATE TO THE:

- ISOLATION OF REGULATED AREAS (WETLANDS NEAR THE NORTHWEST CORNER OF THE SITE) FROM SITE CONSTRUCTION ACTIVITIES.
- DISTURBANCE OF SOIL SURFACES ASSOCIATED WITH BUILDING, PAVING AND ASSOCIATED UTILITY CONSTRUCTION.
- MAINTENANCE OF TEMPORARY E&S CONTROL MEASURES DURING CONSTRUCTION.

1.4 PROJECT PHASING

THE PROJECT IS TO BE COMPLETED IN ONE CONTINUOUS PHASE.

1.5 SCHEDULING

ONCE FINAL APPROVALS ARE RECEIVED, CONSTRUCTION IS EXPECTED TO TAKE 1.5 TO 2 YEARS.

1.6 DESIGN CRITERIA, MAINTENANCE AND CONSTRUCTION SEQUENCING

1.6.1 DESIGN CRITERIA

THE STORM WATER MANAGEMENT SYSTEM IS DESIGNED FOR THE 25-YEAR STORM EVENT. SEE STORMWATER MANAGEMENT REPORT PREPARED BY LANDTECH FOR STORMWATER CALCULATIONS.

1.6.2 MAINTENANCE OF E&S CONTROL MEASURES

- LAND DISTURBANCE IS TO BE KEPT TO A MINIMUM; RESTABILIZATION IS TO BE SCHEDULED AS SOON AS PRACTICAL.
- ALL CATCH BASINS ON THE SITE ARE TO HAVE "SILT SACK" OR EQUIVALENT TEMPORARY INSERTS INSTALLED AT TIME OF CONSTRUCTION AND MAINTAINED UNTIL SITE IS STABILIZED.
- SILT FENCE IS TO BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES, SOIL STOCKPILE AREAS, AND IN THOSE AREAS SHOWN ON THE PLAN.
- SILT FENCE NOT INSTALLED PARALLEL TO THE SLOPE IS TO HAVE FIVE FOOT LONG WINGS INSTALLED EVERY 100 FEET TO INTERCEPT AND DIFFUSE FLOWS ALONG THE SILT FENCE.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, AS MAY BE AMENDED.
- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO LAND DISTURBANCE WHENEVER POSSIBLE.
- TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE PROPERLY MAINTAINED UNTIL STABILIZATION HAS BEEN ACHIEVED.
- ADDITIONAL CONTROL MEASURES ARE TO BE INSTALLED DURING THE CONSTRUCTION PERIOD IF NECESSARY OR REQUIRED. A MINIMUM OF 300 FEET OF SILT FENCE ARE TO BE STORED AT THE SITE FOR EMERGENCY USE.
- THE CONTRACTOR IS TO INSPECT ALL EROSION AND SEDIMENT CONTROLS WEEKLY, BEFORE AN ANTICIPATED STORM GREATER THAN 0.1 INCHES, AND FOLLOWING A SIGNIFICANT STORM EVENT. A FIELD REPORT IS TO BE PREPARED IDENTIFYING THE PROGRESS OF SITE DEVELOPMENT, EFFECTIVENESS OF THE MEASURES, AND REMEDIAL ACTIONS OR FIELD CHANGES TO THE EROSION CONTROL PLAN.
- ANY EXCAVATIONS THAT MUST BE DEVATERED ARE TO BE PUMPED THROUGH A "DIRT BAG" OR EQUIVALENT FILTRATION DEVICE.
- WATER OR CALCIUM CHLORIDE IS TO BE APPLIED TO UNPAVED DRIVEWAYS AND HAUL ROUTES TO CONTROL DUST.
- DEBRIS AND OTHER WASTES RESULTING FROM EQUIPMENT MAINTENANCE AND CONSTRUCTION ACTIVITIES WILL NOT BE DISCARDED ON-SITE.
- SILT FENCES ARE TO HAVE SEDIMENT REMOVED WHEN THE DEPTH OF THE SEDIMENT IS EQUAL TO 1/3 THE HEIGHT OF THE FENCE. FENCES ARE TO BE PROPERLY INSTALLED AND RIPPED FENCE OR BROKEN POSTS REPAIRED AS SOON AS PRACTICAL.
- CATCH BASIN INSERTS (SILT SACK OR EQUIVALENT) ARE TO BE CLEANED WHEN THE RESERVOIR IS FULL.
- CONSTRUCTION ENTRANCES ARE TO BE REPLACED WHEN VOID SPACES ARE FULL.
- TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED AND THE SOIL SURFACE STABILIZED. CONSTRUCTION IS TO BE COMPLETED AND THE SOIL SURFACES ARE PERMANENTLY STABILIZED. STRUCTURAL COMPONENTS ARE TO BE CLEANED OF ALL SEDIMENT UPON COMPLETION OF CONSTRUCTION. STABILIZATION MEANS THAT: 1) TEMPORARY OR PERMANENT VEGETATION HAS BEEN ESTABLISHED, 2) DISTURBED SOIL SURFACES HAVE A DENSE STAND OF GRASS OR ARE COVERED BY AN EROSION CONTROL BLANKET (ECB), 3) TURF OR LANDSCAPE AREAS ARE PLANTED OR MULCHED.
- IN THE EVENT OF CONFLICT BETWEEN THIS PLAN AND OTHER REGULATIONS, THE MORE STRINGENT IS TO APPLY.
- THE GENERAL CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES PROVIDING THE RESPONSIBLE PERSON'S NAME AND 24-HOUR CONTACT INFORMATION TO THE CITY OF NORWALK, INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFYING THE TOWN OF WESTPORT OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT PLAN, IF AND WHEN THE TITLE OF LAND IS TRANSFERRED.

1.6.3 CONSTRUCTION SEQUENCING FOR EACH LOT

- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES FOR THE SITE.
- INSTALL SILT FENCE AND SECURITY FENCE AROUND PERIMETER.
- INSTALL REMAINDER OF EROSION CONTROLS.
- REMOVE EXISTING SITE FEATURES LABELED AS TO BE REMOVED ON THE SITE PLAN INCLUDING BUILDINGS, ASPHALT AREAS, EXISTING TREES, AND UTILITIES.
- INSTALL PROPOSED UNDERGROUND UTILITIES AND DRAINAGE IMPROVEMENTS.
- PERFORM ROUGH GRADING OF SITE IN PREPARATION OF BUILDING PADS AND ASPHALT PARKING AND DRIVEWAY AREAS.
- CONSTRUCT PROPOSED BUILDINGS.
- PAVE SURFACE PARKING AND DRIVE AREAS. FINE GRADE AND LANDSCAPE SITE. TOPSOIL, SEED AND MULCH DISTURBED AREAS.
- REMOVE EROSION CONTROLS.

1.7 PERMITTING

THE PROPOSED DEVELOPMENT WILL REQUIRE PERMITS FROM THE TOWN OF WESTPORT INLAND WETLANDS AND WATERCOURSES COMMISSION AND THE PLANNING AND ZONING COMMISSION, AND THE DEPARTMENT OF PUBLIC WORKS.

1.8 CONSERVATION PRACTICES

CONSERVATION PRACTICES INCLUDE:

- PROTECTION OF STEEP SLOPES WHERE POSSIBLE.
- MINIMAL DISTURBANCE TO REGULATED AREAS.

1.9 SUPPORT DOCUMENTATION

ADDITIONAL ENGINEERING INFORMATION IS CONTAINED IN THE DRAINAGE REPORT.

PERCOLATION TEST DATA

Perc Hole	P-1	Date:	11/1/2016	
Depth:	28 in.	Presoak:	8:50	
Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
9:50	8.75			
10:00	12.25	3.50	00:10	2.86
10:10	14.00	1.75	00:10	5.71
10:20	16.50	2.50	00:10	4.00
10:30	18.50	2.00	00:10	5.00
10:40	19.25	0.75	00:10	13.33
10:50	20.00	0.75	00:10	13.33
Final Rate:	1" in	13.33 minutes		

Perc Hole	P-2	Date:	11/1/2016	
Depth:	28 in.	Presoak:	9:35	
Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
10:15	12.00			
10:25	19.25	7.25	00:10	1.38
10:35	22.00	2.75	00:10	3.64
10:45	25.00	3.00	00:10	3.33
10:55	28.00	3.00	00:10	3.33
REFILL	10.00			
11:05	16.50	6.50	00:10	1.54
11:15	19.25	2.75	00:10	3.64
Final Rate:	1" in	3.64 minutes		

Perc Hole	P-3	Date:	11/1/2016	
Depth:	30 in.	Presoak:	10:30	
Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
11:08	9.50			
11:18	21.00	11.50	00:10	0.87
11:28	24.50	3.50	00:10	2.86
11:38	26.50	2.00	00:10	5.00
11:48	18.50	8.00	00:10	1.25
REFILL	10.00			
11:58	18.50	8.50	00:10	1.18
12:08	22.25	3.75	00:10	2.67
Final Rate:	1" in	5.00 minutes		

Perc Hole	P-4	Date:	11/1/2016	
Depth:	28 in.	Presoak:	12:20	
Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
1:20	6.50			
1:30	11.00	4.50	00:10	2.22
1:40	13.50	2.50	00:10	4.00
1:50	16.00	2.50	00:10	4.00
2:00	17.50	1.50	00:10	6.67
2:10	18.50	1.00	00:10	10.00
2:20	19.50	1.00	00:10	10.00
Final Rate:	1" in	10.00 minutes		

Perc Hole	P-5	Date:	11/1/2016	
Depth:	28 in.	Presoak:	2:02	
Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
3:02	7.00			
3:12	10.25	3.25	00:10	3.08
3:22	13.25	3.00	00:10	3.33
3:32	16.00	2.75	00:10	3.64
3:42	18.25	2.25	00:10	4.44
3:52	19.50	1.25	00:10	8.00
4:02	20.50	1.00	00:10	10.00
Final Rate:	1" in	10.00 minutes		

Perc Hole	P-6	Date:	11/1/2016	
Depth:	28 in.	Presoak:	3:00	
Time	Depth (in.)	Drop (in.)	Interval (min.)	Rate (min./in.)
3:05	7.75			1.60
3:45	14.00	6.25	00:10	4.44
3:55	16.25	2.25	00:10	4.44
4:05	18.50	2.25	00:10	4.44
4:15	19.75	1.25	00:10	8.00
4:25	20.75	1.00	00:10	10.00
4:35	21.50	0.75	00:10	13.33
Final Rate:	1" in	13.33	minutes	

PLANTING PLAN

THIS PLANTING PLAN WAS DESIGNED TO ESTABLISH NATIVE VEGETATION WITHIN THE ON-SITE RAIN GARDENS.

GENERAL PLANTING NOTES

- ALL PLANT MATERIALS SHALL BE INSPECTED FOR DEFECTS OR DAMAGE BEFORE PLANTING. SUBSTANDARD PLANTS SHALL BE RETURNED TO, AND REPLACED BY THE CONTRACTOR. ACCEPTABLE PLANTS ARE TO BE PLANTED PER THE SPECIFICATIONS OF THE PLANTING PLAN. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE FOR THE SAFEEKEEPING AND MAINTENANCE OF THE PLANTS FOR THE DURATION OF THE CONSTRUCTION ACTIVITY. ONCE PLANTED, ALL MACHINERY SHALL AVOID THE PLANTED AREA WHICH SHOULD BE DEMARCATED CLEARLY BY FLAGGED FIELD STAKES. PROVISIONS FOR REGULAR WATERING AND INSPECTIONS SHALL BE MADE BY THE PROPERTY OWNER OR LANDSCAPING OR NURSERY CONTRACTOR FOR THE DURATION OF THE PLANTS' FIRST YEAR IN THE GROUND.
- ALL PLANT MATERIALS ARE SUBJECT TO REPLACEMENT BY SATISFABLE ALTERNATIVES AT THE REQUEST OF THE PROPERTY OWNER, ENVIRONMENTAL CONSULTANT, NURSERY CONTRACTOR, OR APPROPRIATE AGENCIES.
- PLANT MATERIALS ARE TO BE PLANTED IN ACCORDANCE WITH REQUIREMENTS SPECIFIED IN THE PLANTING SPECIFICATIONS. AN APPLICATION OF LIME MAY BE REQUIRED IN ADDITION TO A STANDARD APPLICATION OF A COMPLETE FERTILIZER COMPOUND AT THE DISCRETION OF THE SITE SUPERVISOR, OR ENVIRONMENTAL CONSULTANT.

SEED BED PREPARATION

FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. APPLY LIMESTONE AT A RATE OF 2 TONS/ACRE OR 90 LBS/1000 SQ. FT.

SEED AND FERTILIZER APPLICATION

THOROUGHLY MIX SEED MIXTURE WITH 3 TIMES ITS VOLUME OF SAND. APPLY SEED MIXTURE IN AN EVEN COVERAGE BY HAND OR CYCLONE SEEDER. APPLY 8 TO 9 MONTH RELEASE OSMOCOTE 18-6-12 FERTILIZER OR EQUIVALENT AT A RATE OF 150 LBS PER ACRE. LIGHTLY ROLL THE SEEDING SURFACE TO ENSURE GOOD CONTACT WITH SOIL. LIGHTLY DRAG THE SEEDING SURFACE TO COVER SEED WITH A THIN LAYER OF SOIL. SEEDING SHOULD BE DONE BETWEEN APRIL 15TH AND JUNE 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 15TH. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE DESCRIBED BELOW UNTIL SEEDING CAN TAKE PLACE OR CONTACT THE SEED MANUFACTURER ABOUT INCREASING THE APPLICATION RATE.

RECOMMENDED SEED MIX (EQUIVALENT MIX MAY BE USED)

NEW ENGLAND CONSERVATION WILDLIFE MIX APPLICATION RATE: 25 LBS/ACRE

THIS MIXTURE INCLUDES: BIG BLUESTEM (ANDROPOGON GERARDII), FRINGED BROME GRASS (BROMUS CILIATUS), CREEPING RED FESCUE (FESTUCA RUBRA), CANADA WILD RYE (ELYMUS CANADENSIS), VIRGINIA WILD RYE (ELYMUS VIRGINICUS), SWITCHGRASS (PANICUM VIRGATUM), DEER TONGUE (PANICUM CLAUDSTINUM), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), INDIAN GRASS (SORGHASTRUM NUTANS), COMMON MILKWEED (ASCLEPIAS SYRIACA), NEW ENGLAND ASTER (ASTER NOVAE-ANGIAE), PARTBRIDGE PEA (CHAMAECRISTA FASCICULATA), SHOWY TICK TREFOIL (DESMODIUM CANADENSE), GRASS-LEAVED GOLDENROD (SOLIDAGO GRAMINIFOLIA), GRAY GOLDENROD (SOLIDAGO SEMPERPARVUS). SEED MIX SHALL BE SUPPLEMENTED WITH ADDITIONAL PLANTINGS TO BE APPROVED BY CONSERVATION DEPT. STAFF.

MAINTENANCE SCHEDULE

THE PROPERTY OWNERS SHALL INSPECT THE RAIN GARDENS ANNUALLY AND RESEED ANY BARE OR DEAD AREAS, AND REMOVE ANY WOODY VEGETATION OR INVASIVE SPECIES.

EXCAVATION/FILL NOTES:

- NO PROCESSING OF EARTH OF ANY KIND SHALL BE CONDUCTED ON THE SITE EXCEPT FOR MATERIAL THAT IS EXCAVATED DIRECTLY FROM THE PROJECT SITE FOR USE ON THE PROJECT SITE.
- THERE SHALL BE NO SHARP DECLIVITIES, PITS OR DEPRESSIONS.
- PROPER SURFACE DRAINAGE SHALL BE PROVIDED AND GROUNDWATER SHALL NOT BE POLLUTED.
- AFTER EXCAVATION OR FILLING, THE PREMISES SHALL BE CLEARED OF DEBRIS AND TEMPORARY STRUCTURES WITHIN THE TIME PROVIDED IN THE PERMIT.
- FILL MATERIAL SHALL NOT INCLUDE ORGANIC (FOR EXAMPLE TREE STUMPS, LEAVES, BRUSH OR OTHER MATERIALS THAT DECOMPOSE, ETC.) OR PETROLEUM BASED PRODUCTS OR MATERIALS.
- LOT 1 - MAXIMUM CUT/FILL:
BASE LOT AREA (SQUARE FEET) X 50% OF THE ALLOWABLE TOTAL COVERAGE PERCENTAGE IN RESPECTIVE ZONE X 10' DIVIDED BY 27 CUBIC FEET =
43,637 SF X (0.5 X 25%) X 10' / 27 = 2,020.2 CY

- LOT 2 - MAXIMUM CUT/FILL:
BASE LOT AREA (SQUARE FEET) X 50% OF THE ALLOWABLE TOTAL COVERAGE PERCENTAGE IN RESPECTIVE ZONE X 10' DIVIDED BY 27 CUBIC FEET =
22,618 SF X (0.5 X 25%) X 10' / 27 = 1,047.1 CY
- LOT 3 - MAXIMUM CUT/FILL:
BASE LOT AREA (SQUARE FEET) X 50% OF THE ALLOWABLE TOTAL COVERAGE PERCENTAGE IN RESPECTIVE ZONE X 10' DIVIDED BY 27 CUBIC FEET =
23,588 SF X (0.5 X 25%) X 10' / 27 = 1,092.0 CY
- LOT 4 - MAXIMUM CUT/FILL:
BASE LOT AREA (SQUARE FEET) X 50% OF THE ALLOWABLE TOTAL COVERAGE PERCENTAGE IN RESPECTIVE ZONE X 10' DIVIDED BY 27 CUBIC FEET =
18,773 SF X (0.5 X 25%) X 10' / 27 = 869.1 CY

- PROPOSED FILL: 0 CY
PROPOSED CUT: 73 CY
- PROPOSED FILL: 50 CY
PROPOSED CUT: 9 CY
- PROPOSED FILL: 0 CY
PROPOSED CUT: 35 CY

- PROPOSED FILL: 46 CY
PROPOSED CUT: 2 CY
- PROPOSED FILL: 0 CY
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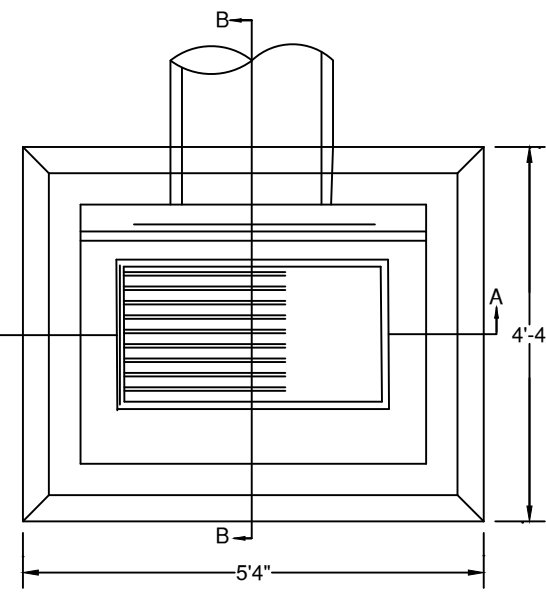
- PROPOSED FILL: 0 CY
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NOTE
WHEN CATCH BASIN IS SET IN
CONCRETE PAVEMENT THE 1/2" SLOPE
ON THE TOP SURFACE SHALL BE
CHANGED TO MATCH ADJOINING
PAVEMENT

DRIVEWAY TYPICAL SECTION
(NTS)